

144.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

870,400 / 870,400

USE VALUE:

870,400 / 870,400

ASSESSED:

870,400 / 870,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HORNAK VIKTOR &	
Owner 2: HORNAKOVA ALENA	
Owner 3:	

Street 1: 30 HIGH HAITH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CORNELIUS ARTHUR J & HELENE -

Owner 2: -

Street 1: 30 HIGH HAITH RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,452 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9452		Sq. Ft.	Site		0	80.	0.74	9									562,848						562,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9452.000		304,200		3,400		562,800		870,400							
Total Card							0.217		304,200		3,400		562,800		870,400		Entered Lot Size					
Total Parcel							0.217		304,200		3,400		562,800		870,400		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		549.49		/Parcel: 549.4				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,500	3400	9,452.	562,800	870,700	870,700	Year End Roll	12/18/2019
2019	101	FV	233,600	3400	9,452.	527,700	764,700	764,700	Year End Roll	1/3/2019
2018	101	FV	242,400	3400	9,452.	436,200	682,000	682,000	Year End Roll	12/20/2017
2017	101	FV	242,400	3400	9,452.	401,000	646,800	646,800	Year End Roll	1/3/2017
2016	101	FV	242,400	3400	9,452.	365,900	611,700	611,700	Year End	1/4/2016
2015	101	FV	238,500	3400	9,452.	358,800	600,700	600,700	Year End Roll	12/11/2014
2014	101	FV	208,300	3400	9,452.	333,500	545,200	545,200	Year End Roll	12/16/2013
2013	101	FV	208,300	3400	9,452.	317,300	529,000	529,000		12/13/2012

Parcel ID

144.0-0005-0001.0

!11246!

PRINT

Date

Time

12/11/20

01:26:14

LAST REV

Date

Time

03/09/20

11:14:31

danam

11246

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORNELIUS ARTHU	63300-284		2/24/2014		629,000	No	No		Arthur James Cornelius d.o.d 10/6/2012 bk 633
	8525-558		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	2037	Dormers	97,850	O				

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Meas/Inspect	HS	Hanne S
11/5/2008	Meas/Inspect	355	PATRIOT
11/18/1999	Meas/Inspect	256	PATRIOT
10/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

